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KNOW ALL MEN BY THESE PRESENTS,

002983

THAT WE, MARJORIE A. COSGROVE, DAVID A. COSGROVE and JANE E. COSGROVE-DIRKMAN Trustees of the COSGROVE LOVING TRUST, all of Waterville, County of Kennebec and State of Maine,

In Consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by KENNEBEC SAVINGS BANK, a Maine banking corporation having an office at Augusta, County of Kennebec and State of Maine and whose mailing address is 150 State Street, Augusta, Maine 04330

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, WITH WARRANTY COVENANTS, unto the said KENNEBEC SAVINGS BANK its successors and assigns forever,

A certain lot or parcel of land situated westerly of Main Street, in the City of Waterville, County of Kennebec and State of Maine, and being more particularly described as follows to wit:

Beginning at a 3/4" iron pipe found in the westerly line of land now or formerly owned by Cosgrove Loving Trust, said Cosgrove Loving Trust's deed is recorded in the Kennebec County Registry of Deeds, Book 3984 Page 127, said 3/4" iron pipe also being at the southeast corner of land now or formerly owned by Francis T. Powers, said Powers' deed is recorded in the Kennebec County Registry of Deeds Book 2569 Page 197; thence south fifty-six degrees twenty-four minutes east (S 56° 24' E) along land to be retained by the grantor for seventy-three and eight tenths (73.8') feet to a point in the southerly line of land of the grantor herein; thence north seventy-three degrees thirty-seven minutes west (N 73° 37' W) along the southerly line of land of the grantor for seventy-seven and five tenths (77.5') feet to a point and the southwest corner of land of the grantor; thence north thirty-four degrees eight minutes east (N 34° 08' E) along the westerly line of land of said Cosgrove Loving Trust for twenty-two and nine tenths (22.9') feet more or less to the point of beginning.

Meaning and intending to convey a triangular parcel of land containing eight hundred forty-six and six tenths (846.6) square feet and being a portion of the same premises conveyed to the herein Grantor by Deed recorded in the Kennebec County Registry of Deeds at Book 3984 Page 127.

This Deed is being executed concurrently with a Deed from the within Grantees to the within Grantors, the mutual purpose of these two

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instruments which is to clarify the boundary between the parties hereto.
These transfers are given without actual consideration.

IN WITNESS WHEREOF, WE, the said MARJORIE A. COSGROVE, DAVID A. COSGROVE and JANE E. COSGROVE-DIRKMAN Trustees of the COSGROVE LOVING TRUST have hereunto set their hands and seals this 7th day of February, 1996.

Signed, Sealed and Delivered
in the presence of:

Daniel J. Dubord

COSGROVE LOVING TRUST

Marjorie A. Cosgrove

By: MARJORIE A. COSGROVE,
Trustee

David A. Cosgrove
By: DAVID A. COSGROVE, Trustee.

Jane E. Cosgrove-Dirkman
By: JANE E. COSGROVE-DIRKMAN,
Trustee

ACKNOWLEDGEMENT

STATE OF MAINE
Kennebec, ss.

FEB 7, 1996

Personally appeared the herein named MARJORIE A. COSGROVE, DAVID A. COSGROVE, and JANE E. COSGROVE-DIRKMAN in their capacities as Trustees of the COSGROVE LOVING TRUST, who acknowledged the foregoing instrument to be their free act and deed.

Before me,

Daniel J. Dubord
Notary Public

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DANIEL J. DUBORD
NOTARY PUBLIC, MAINE
*MY COMMISSION EXPIRES SEPTEMBER 30, 1997

RECEIVED AND NOTED

96 FEB -9 PM 1:30

Jane E. Cosgrove-Dirkman
RECEIVED BY DEEDS

